

# ENVIRONMENTAL ASSESSMENT WORKSHEET

**Note to preparers:** An electronic version of this form is available at [www.mnplan.state.mn.us](http://www.mnplan.state.mn.us).

A booklet, *EAW Guidelines*, is also available at the web site or by calling 651-296-8253. The Environmental Assessment Worksheet (EAW) provides information about a project that may have the potential for significant environmental effects. The EAW is prepared by the Responsible Governmental Unit (RGU) or its agents to determine whether an Environmental Impact Statement (EIS) should be prepared. The project proposer must supply any reasonably accessible data for — but should not complete — the final worksheet. If a complete answer does not fit in the space allotted, attach additional sheets as necessary. The complete question as well as the answer must be included if the EAW is prepared electronically.

**Note to reviewers:** The Environmental Assessment Worksheet (EAW) provides information about a project that may have the potential for significant environmental effects. This EAW was prepared by the Minnesota Pollution Control Agency (MPCA), acting as the Responsible Governmental Unit (RGU), to determine whether an Environmental Impact Statement (EIS) should be prepared. The project proposer supplied reasonably accessible data for, but did not complete the final worksheet. Comments on the EAW must be submitted to the MPCA during the 30-day comment period that begins with notice of the availability of the EAW in the *Minnesota Environmental Quality Board (EQB) Monitor*. Comments on the EAW should address the accuracy and completeness of information, potential impacts that warrant further investigation, and the need for an EIS. A copy of the EAW may be obtained from the MPCA. An electronic version of the EAW is available at the MPCA Website [www.pca.state.mn.us](http://www.pca.state.mn.us).

1. **Project Title:** Cambridge NE Industrial Park
2. **Proposer:** City of Cambridge  
**Contact Person** John Sullivan  
**and Title** Economic Development Specialist  
**Address** 626 Main St North  
Cambridge, MN 55008  
**Phone** 763-689-3211  
**Fax** 763 689-6801
3. **RGU:** City of Cambridge, Minnesota  
**Contact Person** Gordon Heitke  
**and Title** City Administrator  
**Address** 626 Main Street North  
Cambridge, MN 55008  
**Phone** 763-689-3211  
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4. **Reason for EAW Preparation:**  
EIS                      Mandatory                      Citizen                      RGU                      Proposer  
Scoping                      EAW                      ☒ Petition                      Discretion                      Volunteered  
If EAW or EIS is mandatory give EQB rule category subpart number and name: 4410.4300 Subp. 36A
5. **Project Location:** County Isanti City/Twp Cambridge  
N  $\frac{1}{2}$  W  $\frac{1}{4}$  Section 2 Township 36N Range 23W

*Tables, Figures, and Appendices attached to the EAW:*

- County map showing the general location of the project;
- United States Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries (photocopy acceptable);
- Site plan showing all significant project and natural features.

## **6. Description:**

- a. Provide a project summary of 50 words or less to be published in the *EQB Monitor*.

**This is a 183-acre industrial park development on the northeast limits of the City of Cambridge. It is anticipated that the majority of the uses of the park will be industrial uses, however, the potential exists for limited general commercial or retail uses as well.**

- b. Give a complete description of the proposed project and related new construction. Attach additional sheets as necessary. Emphasize construction, operation methods and features that will cause physical manipulation of the environment or will produce wastes. Include modifications to existing equipment or industrial processes and significant demolition, removal or remodeling of existing structures. Indicate the timing and duration of construction activities.

**This project consists of a 183-acre industrial park that will be developed on the northeast corner of the City of Cambridge. Of the total 183-acres, approximately 134 acres will be buildable, while 44 acres consist of wetlands, roadway right-of-ways, setbacks, sewer line easements, drainage areas, topographic limitations, et cetera.**

**It is assumed that the companies that will be located in the industrial park will include a mix of industrial uses. The city's comprehensive plan and zoning ordinance dictate the types of industries that may locate in the park and establish development standards. These current City plans and regulations state that the industrial uses in the northeast industrial park project shall be light industry.**

**The permitted uses in the Limited Industry District of this proposed industrial park include industrial fabricating and processing to be undertaken within a completely enclosed building, including the storage of materials. This type of restrictive zoning, along with current and planned city building covenants and landscaping requirements that dissuade "heavier" industrial uses, will have a lessening of negative impacts to the environment.**

**It can be reasonably assumed, however, that there will be several industrial uses within the industrial park. Some of these uses may include, but are not limited to:**

- ♦ Manufacturing
- ♦ Fabrication
- ♦ Welding
- ♦ Machining
- ♦ Assembly
- ♦ Production
- ♦ Transportation of goods and raw materials
- ♦ Processing
- ♦ High Technology

**It is anticipated that the majority of the ultimate users of the industrial park will be industrial uses. However, given market demand, the potential exists for limited general commercial and/or**

limited retail uses to eventually locate in the park. All industrial uses at the park will undoubtedly have different environmental impacts.

Based on the local industrial development patterns in and around the City of Cambridge, as well as in other local cities such as Isanti, Mora, Princeton, Anoka, and others, it can reasonably be assumed that the Northeast Industrial Park may eventually have approximately one industrial company per 5 acres. The Northeast Industrial Park development, at full build-out, could result in approximately 26 industrial users. Initially it is the intent of the City to develop a 105-acre, first phase. Approximately 61 acres within the first phase would be buildable.

Some of the different environmental impacts resulting from the full development scenario may include, but are not limited to:

- ♦ Varying and increasing levels of traffic volumes to and from the park
- ♦ Higher levels of noise
- ♦ Potential for smoke, fumes, dust
- ♦ Increased parking needs
- ♦ Increased levels of stormwater retention, ponding and drainage
- ♦ Increased levels of water and sewer usage
- ♦ Increased levels of energy output and usage, including gas, electric, et cetera.
- ♦ Increased level of impervious surfaces and the increased risk of contaminated water runoff
- ♦ Increased level of residential homes, public services, due to additional employees and people that may live in Cambridge as a result of increased jobs in the industrial park.

- c. Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.

**The purpose of this project is to create an industrial park to cater to the needs of area businesses. It is the City's intent to diversify its tax base and create new jobs within the City. There are no specific industrial users or uses identified at the time of this environmental assessment worksheet for the proposed Northeast Industrial Park. The Northeast Industrial Park is needed because there is currently a shortage of industrial property in the City of Cambridge.**

- d. Are future stages of this development including development on any outlots planned or likely to happen?

☐ Yes ☒ No

If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

This EAW is addressing the potential industrial development of the entire 183-acre site (134 buildable acres). As addressed under question 6., it is the City's intent to initially development 105 acres (61 buildable acres) as the first phase of the industrial park. This EAW is taking into account potential impacts of full-development of the 183 acres site.

- e. Is this project a subsequent stage of an earlier project? ☐ Yes ☒ No

If yes, briefly describe the past development, timeline and any past environmental review.

## 7. Project Magnitude Data

Total Project Area (acres)	<u>185</u>	or Length (miles)	<u>N/A</u>
Number of Residential Units:	Unattached <u>0</u>	Attached <u>0</u>	maximum units per building <u>      </u>
Commercial/Industrial/Institutional Building Area (gross floor space):	total square feet <u>1,000,000</u>		
Indicate area of specific uses (in square feet):			
Office	<u>0</u>	Manufacturing	<u>0</u>
Retail	<u>0</u>	Other Industrial	<u>0</u>
Warehouse	<u>0</u>	Institutional	<u>0</u>
Light Industrial	<u>1,000,000</u>	Agricultural	<u>0</u>
Other Commercial (specify)	<u>0</u>		
Building height	<u>2 stories</u>	If over 2 stories, compare to heights of nearby buildings <u>      </u>	

8. **Permits and approvals required.** List all known local, state and federal permits, approvals and financial assistance for the project. Include modifications of any existing permits, governmental review of plans, and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure.

	Type of Application	Status
MN Dept. of Health	Water Installation Permit	Not yet applied for
MN Pollution Control Agency	Sanitary Sewer Installation Permit	Not yet applied for
MN Pollution Control Agency	General Storm Water Permit	Not yet applied for
City of Cambridge	Sewer/Water Connection Permits	Not yet applied for
City of Cambridge	Building Permits	Not yet applied for
City of Cambridge	Land Use Permits	Not yet applied for
City of Cambridge	Construction Permits (fill, etc.)	Not yet applied for
City of Cambridge	TIF Plan/Qualified State Business Subsidies for potential Industrial tenants	Not yet applied for
City of Cambridge	General Obligation TIF Bonds/EDA/USDA funds planned to finance development	Not yet applied for
Isanti County	Access/Highway Modification	Not yet applied for permit(s)

9. **Land use.** Describe current and recent past land use and development on the site and on adjacent lands. Discuss project compatibility with adjacent and nearby land uses. Indicate whether any potential conflicts involve environmental matters. Identify any potential environmental hazards due to past site uses, such as soil contamination or abandoned storage tanks, or proximity to nearby hazardous liquid or gas pipelines.

The proposed project site is currently used for agriculture; specifically the non-wetland areas are planted with soybeans. The site has also been historically used for agricultural purposes. There are also agricultural fields adjacent to this property, as well as a limited number of single-family homes. Railroad tracks also run adjacent to this northwest boundary of the property. There are also numerous roads adjacent to the property including Highway 65, C.S.A.H. 34, and 342 Avenue NE an unimproved township road. There are no known environmental hazards due to past site uses.



There are commercial areas near the site that may receive some impact, but the impact is not expected to be limited. Traffic counts have increased significantly in recent years at the intersection of T.H. 95 and C.S.A.H. 34. The addition of NE Industrial Park will undoubtedly add significant increases of both passenger and truck traffic in the area. However, the current intersection of Highway 95 and County Road 34 (the area where the main access is located for the industrial park users) is signalized and was designed by MNDOT and Isanti County to handle the anticipated additional traffic impacts.

The above referenced commercial uses adjacent to the NE Industrial Park are mostly located to the south of the site along C.S.A.H. 34 and Trunk Highways 95 and 65. The commercial areas of impact are expected to include these areas as well as the downtown Cambridge area, which is within a half mile of the industrial park.

A Burlington Northern Santa Fe Railroad track lies on the northwest portion of the park. The line is active. The City may work with the railroad to add a switch and track extension to handle additional loading and unloading of cargo for potential users of the industrial park.

The proposed project will have environmental impacts on the surrounding adjacent residential areas. The existing residential uses adjacent to the site include an area outside of the city corporate limits, to the immediate north, two single-family homes fronting along the township road on the north side of the proposed industrial side. Within the corporate limits, on the south side of the township road, immediately adjacent to the proposed industrial park project, one single family home, identified as the Vader B. and Sandra Novak residence. Immediately to the east and outside the city corporate limits, two single family residential homes, each sitting on 40 acre agricultural use lots, and identified as the Paul O. Sjodin residence fronting on the township road, and another 40 acre residential site identified as the Doris K. Bloomgren residence. To the immediate east of the above properties, outside the corporate limits, lies a single-family farmstead of approximately 80-acres, and to its immediate south lies a 40-acre single family residential farmstead. To the southeast of the industrial park to the south and immediately west and fronting County Road 34 lie 5 single family parcels of smaller acreage ranging from two to five acres in size, identified partially by the Gaylord and Carol Rennaker residence.

It is conceivable that if the proposed Northeast Industrial Park project is a success and is filled to capacity, other single family and farmstead residences mentioned above may be sold and converted into similar light industrial uses. The first residential properties most likely impacted by this potential industrial conversion would be:

- ♦ Novak residence
- ♦ Sjodin residence
- ♦ Bloomgren residence
- ♦ Rennaker residence
- ♦ Rober Becklin property

There will also be agricultural land affected by the proposed development. Full development of the industrial park will cause approximately 134 acres of agricultural land to be taken out of corn/soybean production. However, the City of Cambridge, through the Federal USDA Rural Development and the National Resources Conservation Service (the local Cambridge Office), conducted a thorough analysis of the project area to determine if the agricultural land could be classified as "prime farmland". This analysis was done in accordance with Federal Rules. The project area was determined to not be classified as prime farmland and no further mitigation efforts were required.

10. **Cover Types.** Estimate the acreage of the site with each of the following cover types before and after development:

	Before	After		Before	After
Types 1-8 wetlands	<u>21</u>	<u>21</u>	Lawn/landscaping	<u>0</u>	<u>64</u>
Wooded/forest	<u>6.3</u>	<u>6.3</u>	Impervious Surfaces	<u>0</u>	<u>70</u>
Brush/grassland	<u>11.3</u>	<u>11.3</u>	Other (man-made wetland)	<u>10.4</u>	<u>10.4</u>
Cropland	<u>134</u>	<u>0</u>	Lake		
			<b>TOTAL</b>	<u>183</u>	<u>183</u>

11. **Fish, Wildlife, and Ecologically Sensitive Resources.**

- a. Identify fish and wildlife resources and habitats on or near the site and describe how they would be affected by the project. Describe any measures to be taken to minimize or avoid impacts.

The principal species of wildlife in the project area are white-tailed deer, gray squirrel, muskrat, mink, beaver, and several species of waterfowl. Direct impacts to wildlife populations due to the proposed industrial park will be minimal; however, as building occurs in undeveloped areas, some displacement of wildlife will occur. The majority of the wildlife in the proposed site is concentrated in the two-wetland areas, which will be minimally impacted by the industrial park development. Therefore, the impact on wildlife is also expected to be minimal. Proper erosion and sedimentation controls will be necessary to avoid impacts to wetland areas on or near the proposed site.

- b. Are any state (endangered or threatened) species, rare plant communities or other sensitive ecological resources such as native prairie habitat, colonial waterbird nesting colonies or regionally rare plant communities on or near the site? ☒ Yes ☐ No  
If yes, describe the resource and how it would be affected by the project. Indicate if a site survey of the resources has been conducted and describe the results. If the DNR Natural Heritage and Nongame Research program has been contacted give the correspondence reference number. ERDB20010569  
Describe measures to minimize or avoid adverse impacts.

The Minnesota Natural Heritage database has been reviewed to determine if any rare plant or animal species or other significant natural features are known to occur within an approximate one-mile radius of the area indicated on the map.

- ♦ Blanding's Turtles (*Emydoidea blandingii*) are reported around the vicinity of the project. SEH Scientist, Brad Kovach after a thorough investigation of the site, concluded that suitable Blanding's turtle habitat is entirely absent within the project area. Mr. Kovach's background includes graduate work in turtle ecology and project coordination for Blanding's Turtles.

For purposes of completing the Environmental Assessment Worksheet (EAW), a site visit of the project area was completed on May 29, 2001 to evaluate the site for potential turtle habitats. Mr. Kovach drew the following conclusions from his site visit:

- That almost all of the upland acreage is actively tilled and planted for agriculture.
- That none of the upland had any sizable amount of natural vegetative cover.
- That a small woodlot with wetland characteristics abuts the northeast corner of the site but is not within the project boundary. This woodlot is entirely surrounded by road and railroad rights-of-way.

- That suitable conditions for Blanding's turtles may exist within any of the four wetland basins identified on the site, but certain features have diminished the quality to a level that are considered poor for this species.
- That two of the wetland basins are farmed wetlands with ephemeral hydrology that are currently planted with crops.
- That the remaining two basins are poor habitat because they are surrounded with tilled uplands on the east side, and have transportation corridors bordering the remaining sides, appear to have water quality impacts and sedimentation problems from road storm water runoff, and lack any hydrological connections to neighboring wetlands that could provide a movement vector for turtles from surrounding areas.

For comparison, SEH Scientist, Brad Kovach visited the vicinity of the locations identified by the MNDNR as Blanding's turtle habitat where he found suitable upland and wetland habitat to support Blanding's turtles. There were no natural cover or habitat connections between the project and locations identified by the MNDNR. Tilled fields, home sites, and roads separated the two areas by approximately ¾ of a mile.

- ♦ All species listed on the Minnesota Natural Heritage database found within approximately one-mile radius of the site are not found specifically on the proposed site.

12. **Physical Impacts on Water Resources.** Will the project involve the physical or hydrologic alteration (dredging, filling, stream diversion, outfall structure, diking, and impoundment) of any surface waters such as a lake, pond, wetland, stream or drainage ditch? ☐ Yes ☒ No  
If yes, identify water resource affected. Describe alternatives considered and proposed mitigation measures to minimize impacts. Give the DNR Protected Waters Inventory (PWI) number(s) if the water resources affected are on the PWI.

13. **Water Use.** Will the project involve installation or abandonment of any water wells, connection to or changes in any public water supply or appropriation of any ground or surface water (including dewatering)? ☒ Yes ☐ No  
If yes, as applicable, give location and purpose of any new wells; public supply affected, changes to be made, and water quantities to be used; the source, duration, quantity and purpose of any appropriations; and unique well numbers and DNR appropriation permit numbers, if known. Identify any existing and new wells on the site map. If there are no wells known on site, explain methodology used to determine.

The municipal water supply system of the City of Cambridge will be extended to the project site. There is likely an existing well serving the homesite at the East Side of the project. This well would be abandoned by a licensed well driller in accordance with applicable state regulations. The City of Cambridge recently held bids for a new 1 million gallon elevated water tower and well to be located north of T.H. 95 and east of C.S.A.H. 34 in close proximity to the site.

14. **Water-related land use management districts.** Does any part of the project involve a shoreland zoning district, a delineated 100-year flood plain, or a state or federally designated wild or scenic river land use district? ☒ Yes ☐ No  
If yes, identify the district and discuss project compatibility with district land use restrictions.

A copy of the National Flood Insurance Program Flood Insurance Rate Map is attached. The flood map is for the City of Cambridge, Minnesota in Isanti, Community Panel Number 270198 0005 A, effective date April 20, 1998.

The City's Floodplain Map does not show any areas to be in the flood zone, or Zone A. The Flood Insurance Rate map does, however, depict Zone A, a special flood hazard area inundated by the 100-year flood (no base flood elevations determined) in the northwestern corner of the site. This area has also been identified as Type 2 Wet Meadow wetlands by the NWI map.

This area would not be impacted by construction of public improvements, site grading and building construction within that portion of the site to be developed. The possible future extension of a rail spur by the Burlington Northern Santa Fe Railroad to serve the industrial park could impact this portion of the site. If a rail spur were to be developed it would be subject to required wetland's permits and compliance with flood plain regulations.

This project is located within the Rum River Watershed. During periods of extreme high water, the Rum River backs up into Beckins Creek and inundates the adjacent lowland area. The area of the proposed NE Industrial Park fringes a portion of the lowland area but does not encroach into the floodplain. The closest the project comes to the Rum River floodway is approximately ½ mile to the east.

15. **Water Surface Use.** Will the project change the number or type of watercraft on any water body?

☐ Yes ☒ No

If yes, indicate the current and projected watercraft usage and discuss any potential overcrowding or conflicts with other uses.

16. **Erosion and Sedimentation.** Give the acreage to be graded or excavated and the cubic yards of soil to be moved: \_\_\_\_\_ acres; 220,000 Cubic yards. Describe any steep slopes or highly erodible soils and identify them on the site map. Describe any erosion and sedimentation control measures to be used during and after project construction.

All of the soils on this site are prone to erosion from wind and water. Since this project will mass grade the site, some erosion can be expected during construction. After completion of the project, the expected erosion rate should fall beneath pre-construction levels. The proposed industrial use will have lawns or impervious surfaces covering the site. This will decrease the susceptibility for erosion from the current uses. Over the short term, increased wind and water erosion will occur during the construction process. Seeding, mulching, bale checks and other erosion control measures will be used to prevent erosion on the slopes. Silt fences will be installed to help control sedimentation. Detention and sedimentation basins will be constructed as part of the outfall from the main storm sewer system to capture sediment generated from the construction process and from sand spread on the street for snow removal after construction.

17. **Water Quality – Surface Water Runoff.**

- a. Compare the quantity and quality of site runoff before and after the project. Describe permanent controls to manage or treat runoff. Describe any storm water pollution prevention plans.

Water quality can be expected to decline slightly due to oils and road salts found on roadways and the use of fertilizers on lawns et cetera. During the construction phase of the project, additional sediment discharge may occur. Sediment and nutrient loads will be controlled by storm water retention ponds prior to discharge. Storm water ponding will be designed to control the rate of site runoff and to provide water quality treatment prior to site runoff leaving the project area. The post-development rate of runoff will be no greater than the existing rate of runoff from the site.

- b. Identify routes and receiving water bodies for runoff from the site; include major downstream water bodies as well as the immediate receiving waters. Estimate impact runoff on the quality of receiving waters.

Most of the site drains to existing wetland areas at the southwest, west and southeast portion of the project site. These wetlands will receive storm water via proposed storm sewer system from the proposed development. Storm water generated by the proposed industrial development and related impervious surface will not be discharged directly into on-site wetlands. A storm water management plan will be developed for the proposed project that includes storm water ponding areas to detain site runoff and trap sediments and contaminants before discharge into the on-site wetlands. The runoff from the project area will ultimately be received by the area wetlands and the Rum River. This project, which will disturb five or more acres of land, would be required to obtain approval under the MPCA NPDES Storm Water Permit Program.

#### **18. Water Quality – Wastewater.**

- a. Describe sources, composition and quantities of all sanitary, municipal and industrial wastewater produced or treated at the site.

Wastewater will be typical commercial and industrial type usage wastewater. Usage is estimated to be approximately 200 gallons per acre per day.

- b. Describe waste treatment methods or pollution prevention efforts and give estimates of composition after treatment. Identify receiving waters, including major downstream water bodies, and estimate the discharge impact on the quality of receiving waters. If the project involves on-site sewage systems, discuss the suitability of site conditions for such systems.

Wastewater will be treated by the City of Cambridge Wastewater Treatment Facility, which discharges into the Rum River.

- c. If wastes will be discharged into a publicly owned treatment facility, identify the facility, describe any pretreatment provisions and discuss the facility's ability to handle the volume and composition of wastes, identifying any improvements necessary.

Wastewater will be discharged into the City of Cambridge sanitary sewer system. The wastewater will be treated at the City of Cambridge Wastewater Plant. Capacity has been reserved for this development at the treatment plant as part of the City's Comprehensive Plan.

- d. If the project requires disposal of liquid animal manure, describe disposal technique and location and discuss capacity to handle the volume and composition of manure. Identify any improvements necessary. Describe any required setbacks for land disposal systems.

The project does not require the disposal of liquid animal manure.



19. Geologic hazards and soil conditions.

- a. Approximate depth (in feet) to Ground water: 3 feet minimum; 12 feet Average.  
Bedrock: 50 feet minimum; 100 feet Average.

Describe any of the following geologic site hazards to ground water and also identify them on the site map: sinkholes, shallow limestone formations or karst conditions. Describe measures to avoid or minimize environmental problems due to any of these hazards.

**Sinkholes, shallow limestone formations or karst conditions are not found on the site.**

- b. Describe the soils on the site, giving SCS classifications, if known. Discuss soil granularity and potential for groundwater contamination from wastes or chemicals spread or spilled onto the soils. Discuss any mitigation measures to prevent such contamination.

The project area includes soil types such as Lino Loamy fine sand type soil, Anoka Loamy fine sand, 7-12 percent slopes, Isanti Loamy fine, Anoka loamy fine sand, 2-7 percent slopes. The majority of the entire site is the loamy fine sand series mentioned here, which is characterized as well drained to moderately well drained medium textured soils of the outwash and lake plains, moderately shallow over non-calcareous sands and gravels. In addition, it can be characterized as well-drained coarse textured outwash soils, moderately shallow over glacial till or fine textured material, on gentle to moderate slopes. The proposed project site and the Cambridge community is located in the Zimmerman-Lino soil association (Anoka sand plain). This type of soil association is the most extensive association in Isanti County, and occupies the relatively smooth Anoka sand plain that covers about 60 % of Isanti County. In general, the topography is level to sloping, but narrow strips of soil on steeper slopes extend into the areas along the drainageways and around bogs.

20. Solid Wastes, Hazardous Wastes, Storage Tanks.

- a. Describe types, amounts and compositions of solid or hazardous wastes, including solid animal manure, sludge and ash, produced during construction and operation. Identify method and location of disposal. For projects generating municipal solid waste, indicate if there is a source separation plan; describe how the project will be modified for recycling. If hazardous waste is generated, indicate if there is a hazardous waste minimization plan and routine hazardous waste reduction assessments.

The addition of approximately 26 new industrial park tenants will have impacts to solid waste management. The site will be served by the East Central Solid Waste Commission (ECSWC) waste services and many of the wastes generated at the park will be taken via truck east on Trunk Highway 95 approximately 6 miles to the ECSWC Transfer Station. The impact to the system is not expected to be significant given the existing service area they cover, and the recent upgraded design and expansion of the ECSWC will allow its system to adequately handle new solid industrial wastes generated at the industrial park. The County and City will employ current recycling and resource recovery practices for the proposed industrial park. Since specific uses are not yet known, it is not known if hazardous waste will be generated or in what amount.

- b. Identify any toxic or hazardous materials to be used or present at the site and identify measures to be used to prevent them from contaminating groundwater. If the use of toxic or hazardous materials will lead to a regulated waste, discharge or emission, discuss any alternatives considered to minimize or eliminate the waste, discharge or emission.

Specific future industrial uses are not known at this time and therefore toxic or hazardous materials to be used or present at the site are not known.

- c. Indicate the number, location, size and use of any above or below ground tanks to store petroleum products or other materials, except water. Describe any emergency response containment plans.

There are no known above or below ground tanks to store petroleum products or other materials situated on the site at this time. Some industrial development proposals may request "dual fuel" approval to allow for natural gas as well as above ground propane tanks on site.

21. **Traffic.** Parking spaces added: Up to 1000 Existing spaces (if project involves expansion): 0

Estimated total average daily traffic generated: 6,000 vehicle trips per day

Estimated maximum peak hour traffic 835 vehicle trips during p.m. peak hour and 785

Generated (if known) and its timing: vehicle trips during the a.m. peak hour.

Provide an estimate of the impact on traffic congestion affected roads and describe any traffic improvements necessary. If the project is within the Twin Cities metropolitan area, discuss its impact on the regional transportation system.

At full build out, the development (1,080,000 square feet GFA) is anticipated to generate 6,000 trips per day. Each peak hour was analyzed by distributing inbound and outbound traffic volumes from the development to the surrounding roadway network. In distributing the traffic, area population concentrations and existing traffic volume information were used. It was assumed that full build out of the development would occur over several years so the City of Cambridge's Comprehensive Plan was also used to distribute traffic incorporating the impacts of planned street network improvements and future land use into the distribution. The distribution used for the development traffic was compared to past studies in the Cambridge area and was consistent.

During the a.m. peak hour the development will generate approximately 276 eastbound left turns from Trunk Highway 95 (TH 95) onto County Road 34 (Xylite Street). The development will also generate 69 westbound right turns. Additional impacts to adjacent intersections include an additional 173 northbound right turns (approximately 3 per minute) onto TH 95 from the Trunk Highway 65 (TH 65) northbound exit ramp and 103 southbound left turns and 42 northbound right turns at the intersection of County Road 30 and 343<sup>rd</sup> Avenue Northeast. It is anticipated that 104 entering vehicles will use the planned frontage road between County Road 34 and Flanders Street making a right turn from the frontage road onto County Road 34 then proceeding to the development.

During the p.m. peak hour the development will generate approximately 295 southbound right turns from County Road 34 onto TH 95. The development will also generate 74 southbound left turns and 73 southbound through trips at this intersection. Additional impacts to adjacent intersections include an additional 185 westbound left turns from TH 95 onto the southbound TH 65 entrance ramp and 110 westbound left turns and 73 westbound right turns at the intersection of County Road 30 and 343<sup>rd</sup> Avenue Northeast. It is anticipated that 111 exiting vehicles will use the planned frontage road between County Road 34 and Flanders Street making a left turn from County Road 34 onto the frontage road then proceeding to the Flanders Street intersection with TH 95.

Based on the trip distribution, the primary intersection impacted by the development will be that of County Road 34 and TH 95. Baseline peak hour turning movements were derived from existing hourly approach volume counts and trip generation for the existing development at the intersection of County Road 34 and TH 95. The anticipated development volumes were added to the derived volumes for the intersection and capacity analysis was performed. Based on this analysis and the existing intersection geometrics and signal operations, the intersection level of service (LOS) during the a.m. and p.m. peak hours is anticipated to be LOS B and LOS C, respectively. In addition, no movements are anticipated to operate below LOS C during the a.m. peak hour. During the p.m. peak hour all movements operate at or above LOS C with the exception of the southbound right turn which operates at LOS D. However, if an overlap phase is provided during which the southbound County Road 34 right turn has a green arrow throughout the TH 95 eastbound left turn phase, the southbound right turn improves to LOS B.

**Traffic Improvements that may be necessary:** The analysis does not include any additional background growth in traffic volume. Traffic volume increases due to other growth in the area combined with the proposed development volumes may cause capacity problems at the intersection of TH 95 and County Road 34 requiring improvements to the intersection. Such improvements may include but are not limited to; the addition of northbound and southbound left turn lanes providing for a left, through and right turn lane on each County Road 34 approach, dual left turn lanes on the eastbound and westbound TH 95 approaches and widening of County Road 34 to accommodate the dual left turn lanes, and signal phasing and timing revisions. Also, 343 Avenue Northeast will likely need to be upgraded from gravel to a bituminous surface in the conjunction with development of the second phase of the industrial park

Capacity constraints may exist elsewhere along the TH 95 corridor, which could influence the direction of approach to the proposed development or create the need for Travel Demand Management measures to be implemented.

22. **Vehicle-related Air Emissions.** Estimate the effect of the project's traffic generation on air quality, including carbon monoxide levels. Discuss the effect of traffic improvements or other mitigation measures on air quality impacts. Note: If the project involves 500 or more parking spaces, consult *EAW Guidelines* about whether a detailed air quality analysis is needed.

Based on a review of Minnesota Rules 7023.9000 through 7023.9050 it is being assumed that an Indirect Source Permit will not be required for the up to 1000 parking spaces being added in conjunction with the proposed industrial development.

23. **Stationary Source Air Emissions.** Describe the type, sources, quantities and compositions of any emissions from stationary sources of air emissions such as boilers, exhaust stacks or fugitive dust sources. Include any hazardous air pollutants (consult *EAW Guidelines* for a listing), any greenhouse gases (such as carbon dioxide, methane, and nitrous oxides), and ozone-depleting chemicals (chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons or sulfur hexafluoride). Also describe any proposed pollution prevention techniques and proposed air pollution control devices. Describe the impacts on air quality.

Specific industrial uses that will locate in the park are not known at this time. It is assumed that the light industrial uses permitted under the City's zoning ordinance would not allow the emissions of hazardous air pollutants that may be generated by future uses.

24. **Odors, noise and dust.** Will the project generate odors, noise or dust during construction or during operation? ☒ Yes ☐ No  
If yes, describe sources, characteristics, duration, quantities or intensity and any proposed measures to mitigate adverse impacts. Also identify locations of nearby sensitive receptors and estimate impacts on them. Discuss potential impacts on human health or quality of life. (Note: fugitive dust generated by operations may be discussed at item 23 instead of here.)

**Dust.** Neighboring residents will experience temporary impacts from the generation of dust during construction. Timely site cleanup, site restoration and the application of water on disturbed areas to suppress dust will reduce impacts.

**Noise.** Noise levels will temporarily increase during construction due to the operation of construction equipment. The potential impacts from noise will be mitigated by restricting the hours of construction activity to daylight hours and by requiring contractors to properly muffle construction equipment.

25. **Nearby resources.** Are any of the following resources on or in proximity to the site?

- a. Archaeological, historical, or architectural resources? ☐ Yes ☒ No
- b. Prime or unique farmlands or land within an agricultural preserve? ☐ Yes ☒ No
- c. Designated parks, recreation areas, or trails? ☐ Yes ☒ No
- d. Scenic views and vistas? ☐ Yes ☒ No
- e. Other unique resources? ☐ Yes ☒ No

If yes, describe the resource and identify any project-related impacts on the resources. Describe any measures to minimize or avoid adverse impacts.

26. **Visual impacts.** Will the project create adverse visual impacts during construction or operation? Such as glare from intense lights, lights visible in wilderness areas and large visible plumes from cooling towers or exhaust stacks? ☐ Yes ☒ No  
If yes, explain.

27. **Compatibility with plans and land use regulations.** Is the project subject to an adopted local comprehensive plan, land use plan or regulation, or other applicable land use, water, or resource management plan of a local, regional, state or federal agency? ☒ Yes ☐ No  
If yes, describe the plan, discuss its compatibility with the project and explain how any conflicts will be resolved. If no, explain.

**This project will conform to the City's Zoning and Subdivision Ordinances. Any requirements by the city will become conditions for approval.**

28. **Impact on infrastructure and public services.** Will new or expanded utilities, roads, other infrastructure or public services be required to serve the project? ☒ Yes ☐ No  
If yes, describe the new or additional infrastructure or services needed. (Note: any infrastructure that is a connected action with respect to the project must be assessed in the EAW; see *EAW Guidelines* for details.)

**This project will require typical extensions of public roadways and utilities to serve the development.**



29. **Cumulative impacts.** Minn. R. 4410.1700, subp. 7, item B requires that the RGU consider the "cumulative potential effects of related or anticipated future projects" when determining the need for an environmental impact statement. Identify any past, present or reasonably foreseeable future projects that may interact with the project described in this EAW in such a way as to cause cumulative impacts. Describe the nature of the cumulative impacts and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to cumulative impacts (or discuss each cumulative impact under appropriate item(s) elsewhere on this form).

**There are no past, present, or future projects known at this time that may interact with the proposed project to cause cumulative impacts.**

30. **Other Potential Environmental Impacts.** If the project may cause any adverse environmental impacts not addressed by items 1 to 28, identify and discuss them here, along with any proposed mitigation.  
**There are no known potential impacts known at this time.**

31. **Summary of issues.** List any impacts and issues identified above that may require further investigation before the project is begun. Discuss any alternatives or mitigative measures that have been or may be considered for these impacts and issues, including those that have been or may be ordered as permit conditions.

#### **RGU CERTIFICATION.**

I hereby certify that:

- The information contained in this document is accurate and complete to the best of my knowledge.
- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minn. R. 4410.0200, subps. 9b and 60, respectively.
- Copies of this EAW are being sent to the entire EQB distribution list.

Name and Title of Signer:

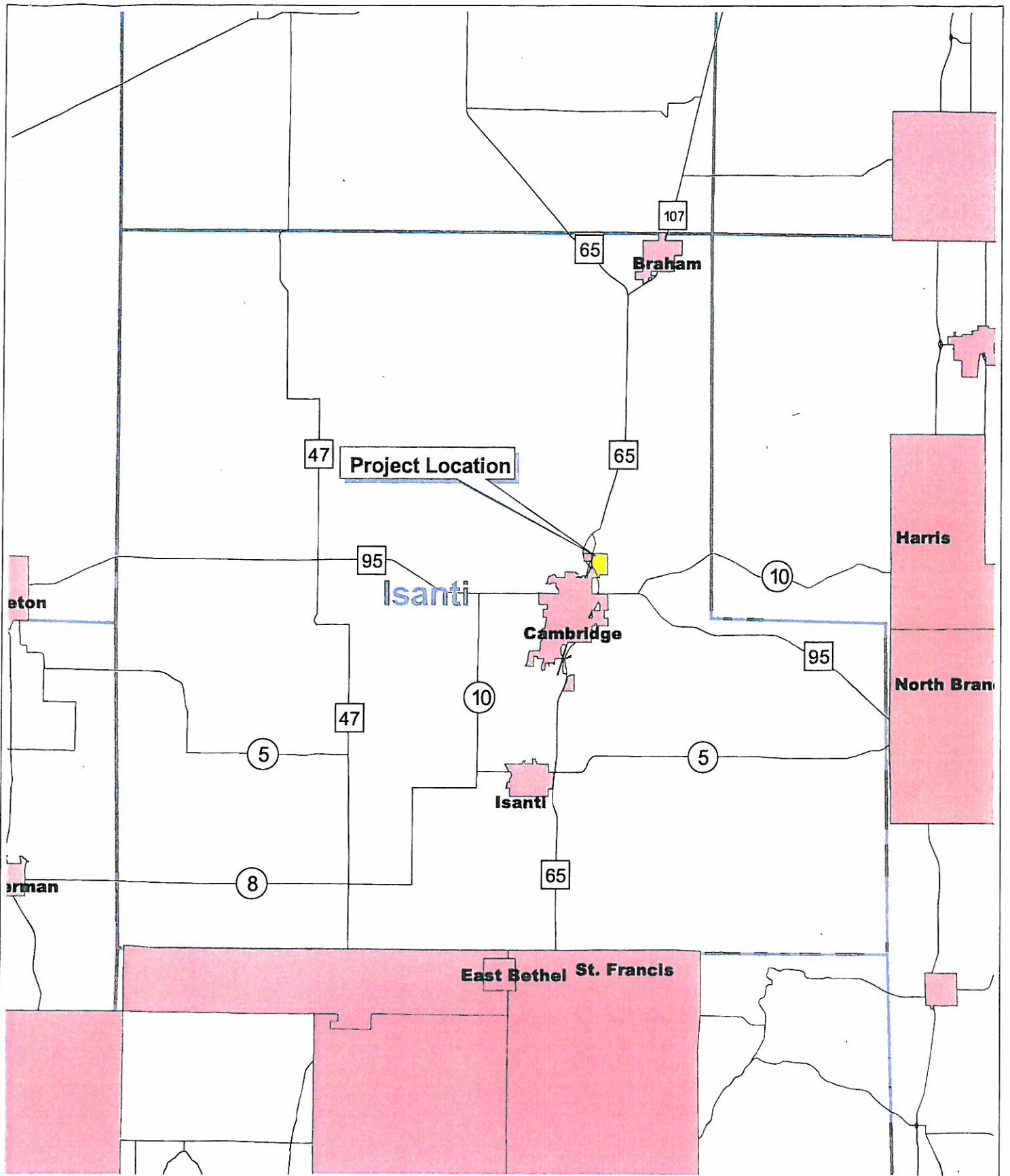
*Gordon Hunt, City Administrator*

Date:

*July 18, 2001*

**Environmental Assessment Worksheet** was prepared by the staff of the Environmental Quality Board at Minnesota Planning. For additional information, worksheets or for *EAW Guidelines*, contact: Environmental Quality Board, 658 Cedar St., St. Paul, MN 55155, 651-296-8253, or [www.mnplan.state.mn.us](http://www.mnplan.state.mn.us).





## Project Location

### LEGEND

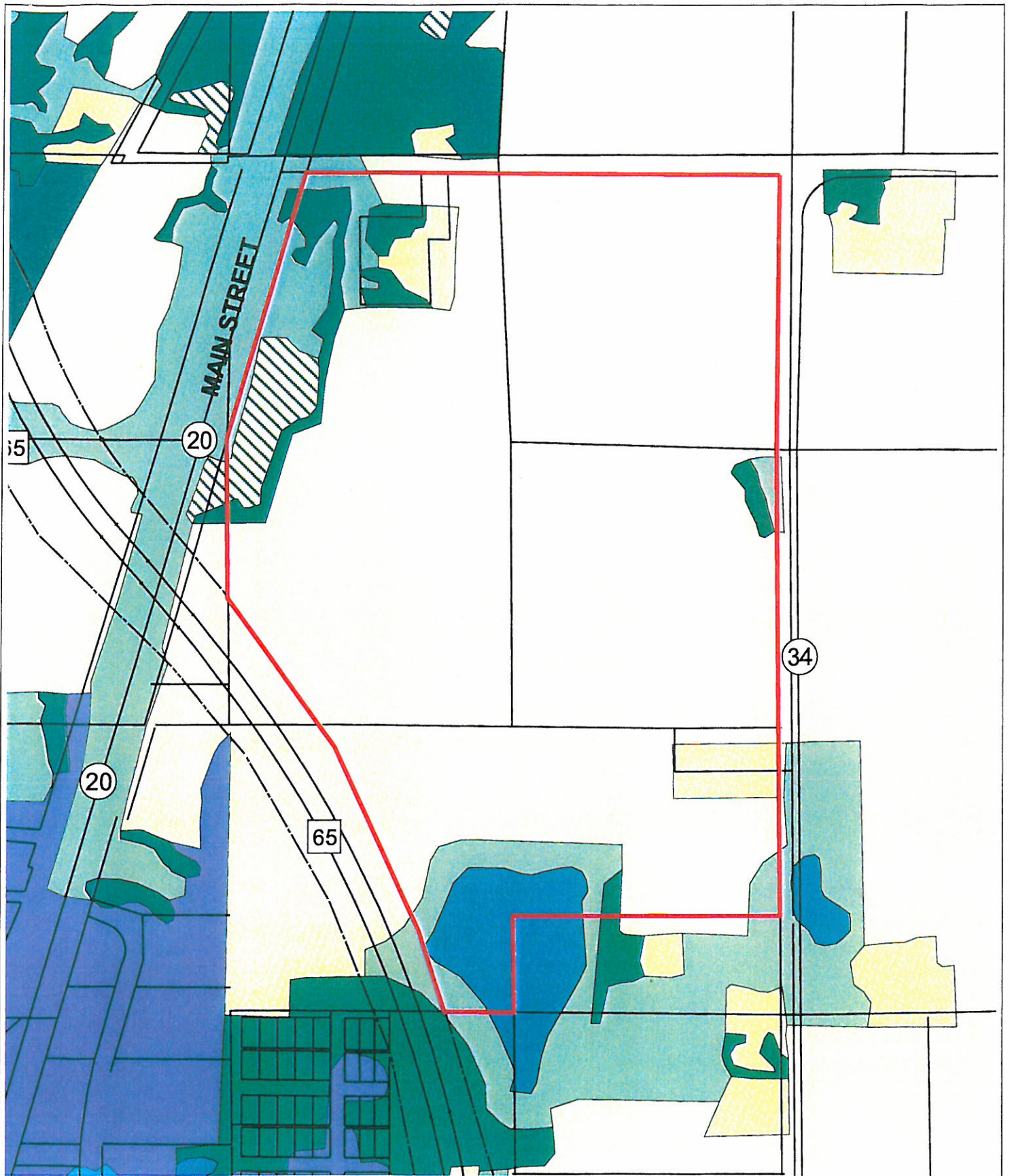
- Project Boundary
- Municipality Boundary
- County Boundary

CAMBRIDGE, MINNESOTA  
NE INDUSTRIAL PARK EAW

1:253440  
1" = 4 Miles



Source: LMIC, MnDOT BaseMap99,  
and SEH.



## 1990 International Coalition Land Use/Land Cover

### LEGEND

#### 1990 International Coalition Land Use/Land Cover

- Urban & Industrial
- Farmsteads & Rural Residences
- Rural Residential Development Complexes
- Other Rural Developments
- Cultivated Land
- Transitional Agricultural Land
- Grassland
- Grassland-Shrub-Tree Complex (Deciduous)

- Grassland-Shrub-Tree Complex (Coniferous)
- Deciduous Forest
- Coniferous Forest
- Water
- Wetlands
- Gravel Pits and Open Mines
- Exposed Soil, Sandbars, and Sand Dunes
- 80 - Unknown

- Project Boundary

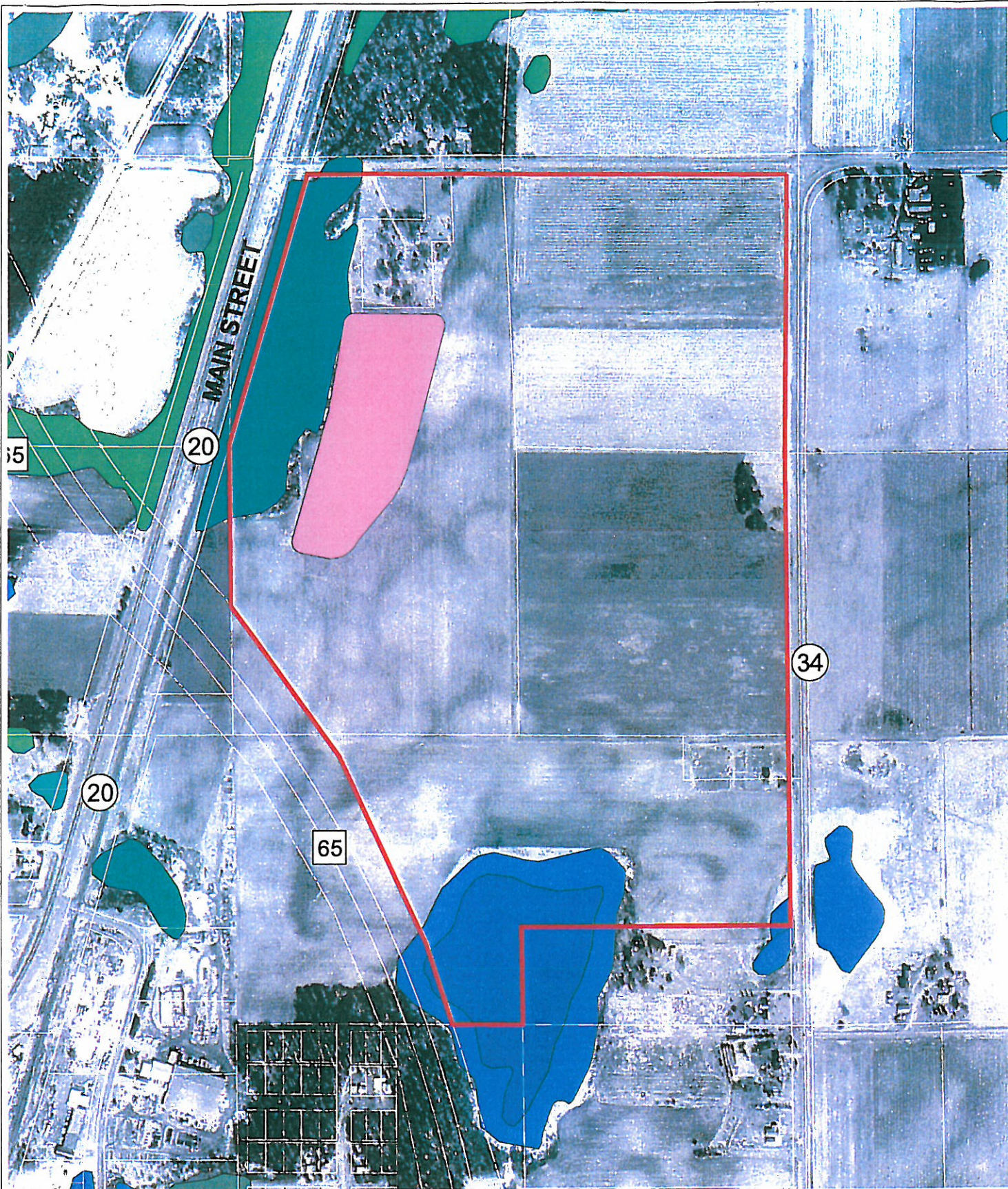
Source: LMIC, MnDOT BaseMap99,  
and SEH.

## CAMBRIDGE, MINNESOTA NE INDUSTRIAL PARK EAW

1:7200  
1" = 600'







## Natural Features

### LEGEND

#### Wetland Type(NWI Inventory)

Type 1	Type 6
Type 2	Type 7
Type 3	Type 8
Type 4	Industrial/Municipal
Type 5	Riverine
	Upland

- Man-made Wetland
- Project Boundary

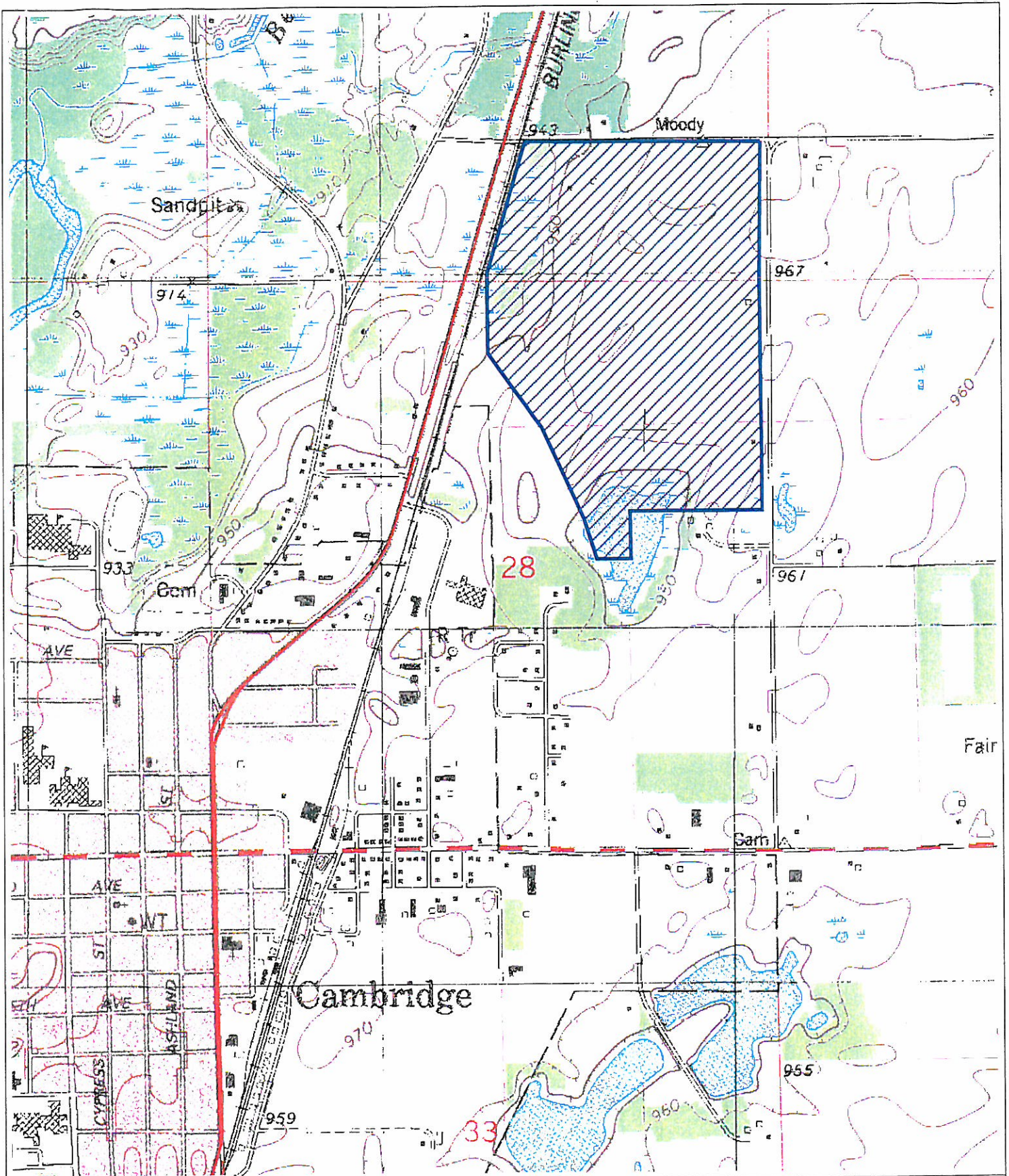
Source: LMIC, MnDOT BaseMap99,  
and SEH.

CAMBRIDGE, MINNESOTA  
NE INDUSTRIAL PARK EAW

1:7200  
1" = 600'







## Project Boundary

### LEGEND

 Project Boundary

CAMBRIDGE, MINNESOTA  
NE INDUSTRIAL PARK EAW

1:14400  
1" = 1200'



Source: LMIC, MnDOT BaseMap99,  
and SEH.

Refer to the Flood Insurance Rate Map Effective date shown on this map to determine when actuarial rates apply to structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE

1000 0 1000 FEET

## NATIONAL FLOOD INSURANCE PROGRAM

# FIRM

## FLOOD INSURANCE RATE MAP

CITY OF  
CAMBRIDGE,  
MINNESOTA  
ISANTI COUNTY

ONLY PANEL PRINTED

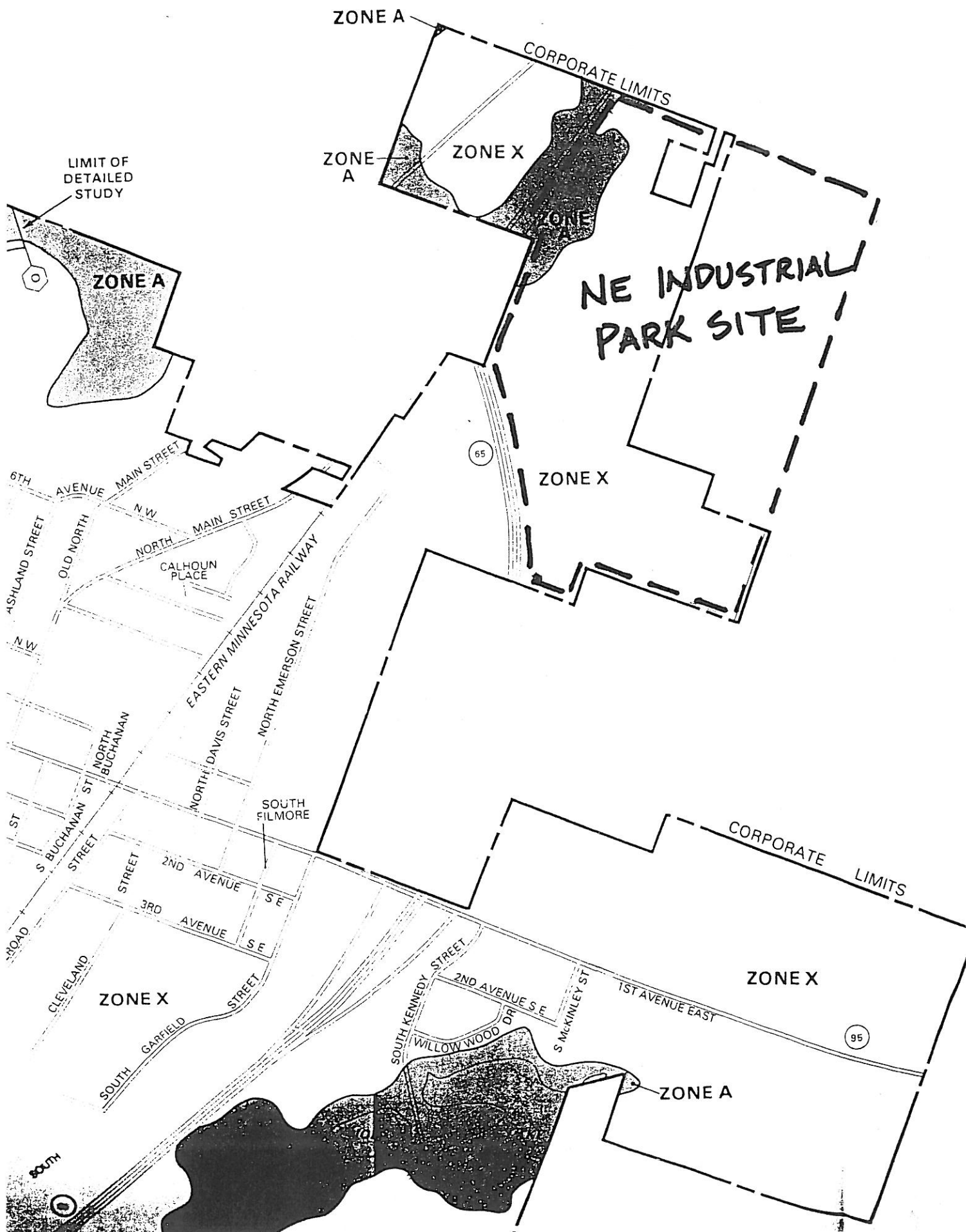
COMMUNITY-PANEL NUMBER  
270198 0005 A

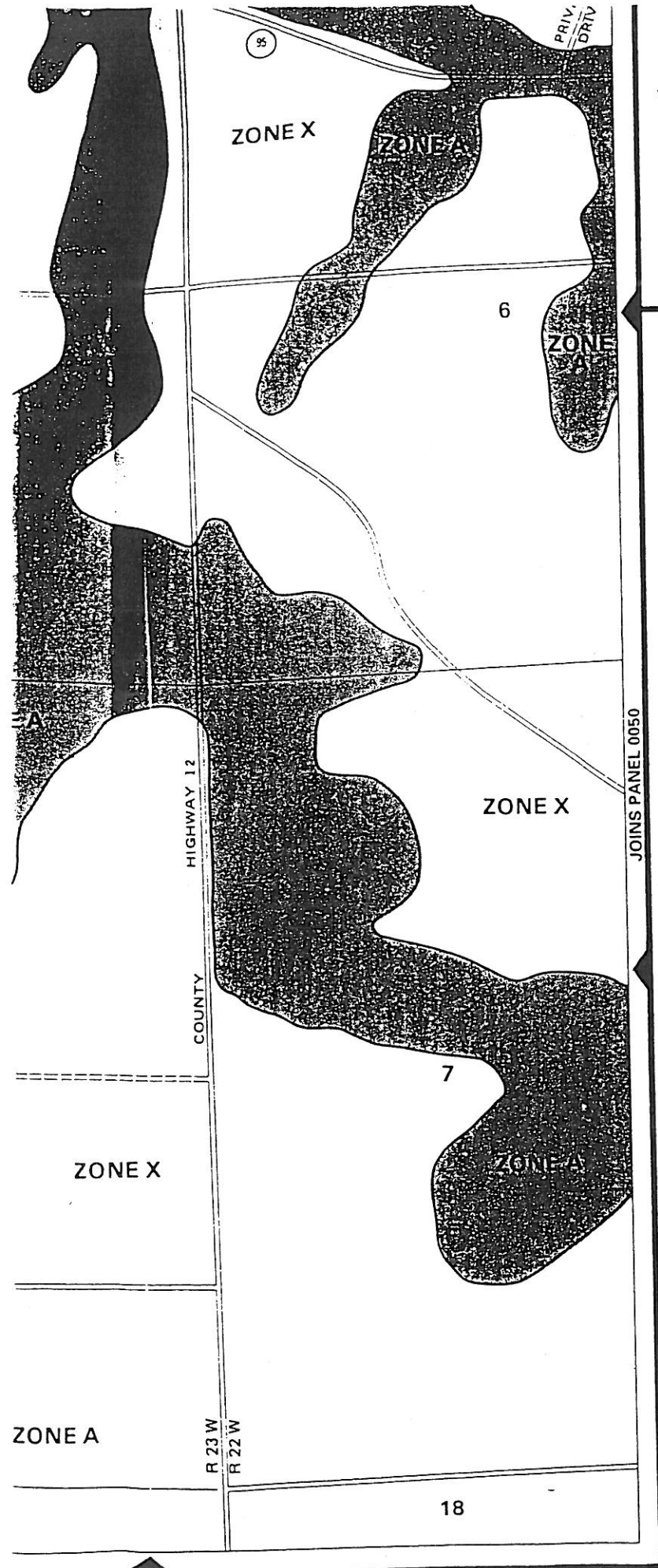
EFFECTIVE DATE:  
APRIL 20, 1998



Federal Emergency Management Agency



**F**



To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620



APPROXIMATE SCALE

1000 0 1000 FEET

## NATIONAL FLOOD INSURANCE PROGRAM

# FIRM

## FLOOD INSURANCE RATE MAP

COUNTY OF  
ISANTI,  
MINNESOTA  
(UNINCORPORATED AREAS)

PANEL 45 OF 90  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
270197 0045 C

MAP REVISED:  
APRIL 20, 1998



Federal Emergency Management Agency